

GENERAL NOTES

AT THE TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE

ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK.

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT, LEAD-SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1979 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH & SAFETY CODE, SECTIONS 17920.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO \$5,000 (SECTION (D) AMENDED) OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS IN THE COUNTY JAIL OR BOTH.

THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.

SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.

CODE NOTES:

2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)

APN -7263-018-012

OCCUPANCY GROUP:
GENERAL -RESIDENTIAL - SINGLE FAMILY

ZONING:
R-2-A (Two Family Residential, Accessory Second Unit)

FLOOD ZONE:
X

CONSTRUCTION TYPE:
TYPE B.V -NO FIRE SPRINKERS
OCCUPANCY: R3 RESIDENTIAL DWELLING

SAFETY:
FIRE SPRINKLED: NO
SMOKE ALARMED: YES
CARBON MONOXIDE ALARMED: YES

LEVELS:
ONE STORY -MAIN DWELLING
TWO STORY -SECOND UNIT

AREA:
EXISTING AREA OF MAIN DWELLING- 1,224 SF
AREA OF BEDROOM ADDITION- 70 SF
AREA OF ACCESSORY DWELLING UNIT -782 SF
AREA OF GARAGE UNITS - 896 SF (FOOTPRINT)
AREA OF DECK -186 SF
TOAL AREA OF ADDITION = 1,864 SF
LOT SIZE - 6,750 SF
FAR = 0.45

REQUIRED OPEN SPACE (6% PER UNIT) = 810 SF
AREA OF OPEN SPACE -1325 SF

SCOPE OF WORK:

COLOR:
Repaint existing dwelling with new color palette appropriate to the Craftsman period of architecture. Paint new accessory dwelling the same color palette (shown in renderings).

DRIVEWAY:
Expand the driveway to reach new garage and provide enough turn radius for two, two car garages for owner and renter.

ADDITIONS:
Extend existing master bedroom by 70 SF at the rear portion of the main dwelling. Bedroom to be separated from the garage with a framed wall constructed with 1/2" drywall on each side. Build a new four car garage (two, two car garage spaces) with an area of 896 SF. Build a 782 SF two bedroom ADU above the garages with a 186 SF deck.

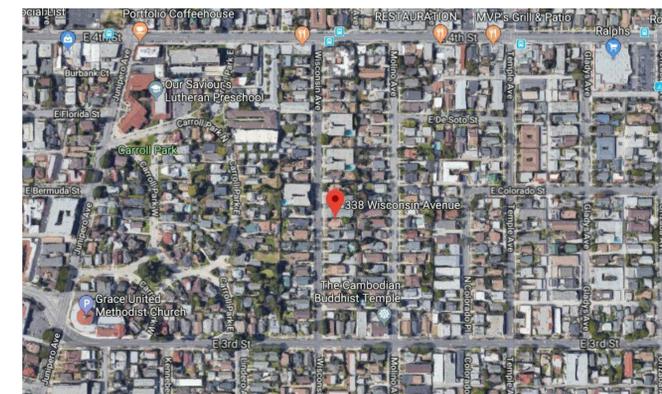
ENERGY CODE NOTES:

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA ENERGY STANDARDS (TITLE 24)
CITY OF LONG BEACH ORDINANCES

SHEET INDEX

SHEET #	SHEET NAME
ARCHITECTURAL	
A000	COVER SHEET
A100	EXISTING SITE PLAN
A101	PROPOSED SITE PLAN
A101.1	OVERALL FLOOR PLAN
A102	PROPOSED ROOF PLAN
A103.1	PROPOSED GARAGE PLAN
A103.2	PROPOSED ADU PLAN
A104	PROPOSED BUILDING ELEVATIONS
A105	PHOTOS, RENDERINGS & COLOR SPECS
A106	APPENDIX

LOCATION MAP



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ANDREW BURNE
338 WISCONSIN AVE
LONG BEACH, CA 90814

Cover Sheet

Project number 10158
Date 06.11.2020
Drawn by J. Padilla-Perez
Checked by Checker

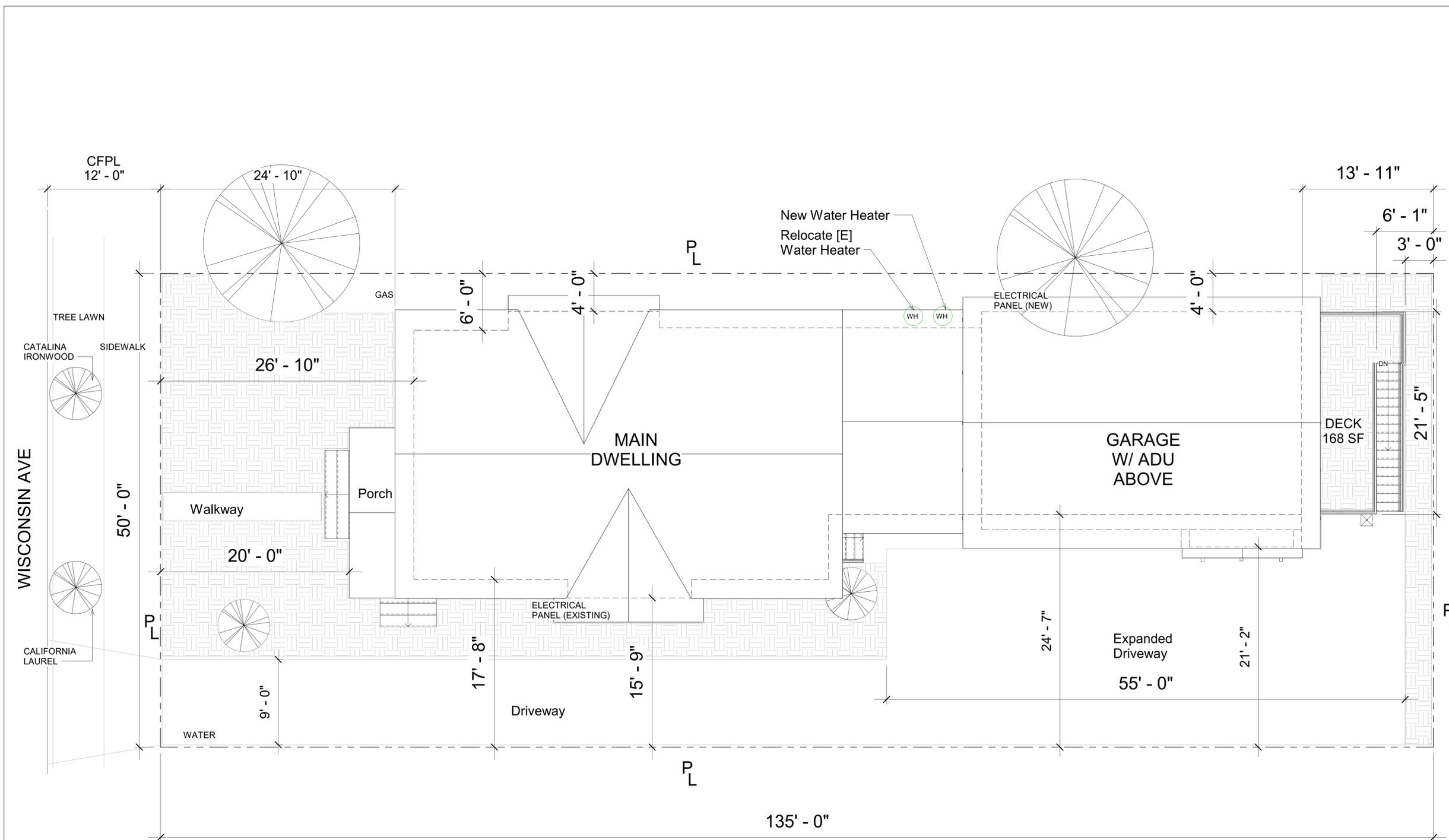
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Scale



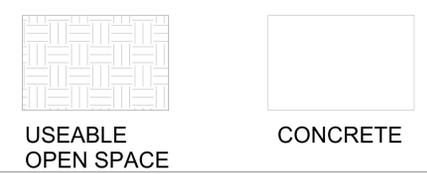
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① Site
3/16" = 1'-0"

SITE LEGEND



ANDREW BURNE
338 WISCONSIN AVE
LONG BEACH, CA 90814

Proposed Site Plan

Project number	10158
Date	06.22.2020
Drawn by	J. Padilla-Perez
Checked by	Checker

A101

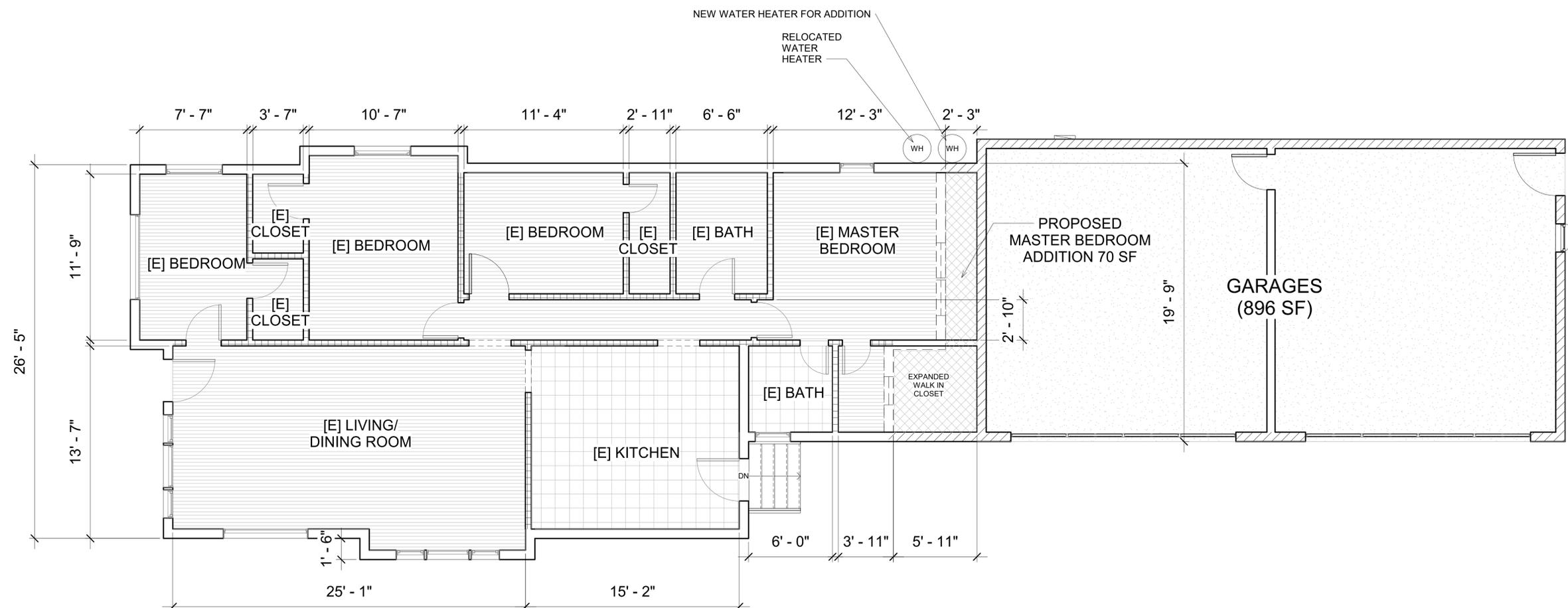
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① Main Dwelling Floor Plan
1/4" = 1'-0"

Wall Legend

- Demolished Wall
- Existing Interior Wall
- Existing Exterior Wall
- New Exterior Wall
- New Interior Wall

Wall Legend
1/4" = 1'-0"

ANDREW BURNE
338 WISCONSIN AVE
LONG BEACH, CA 90814

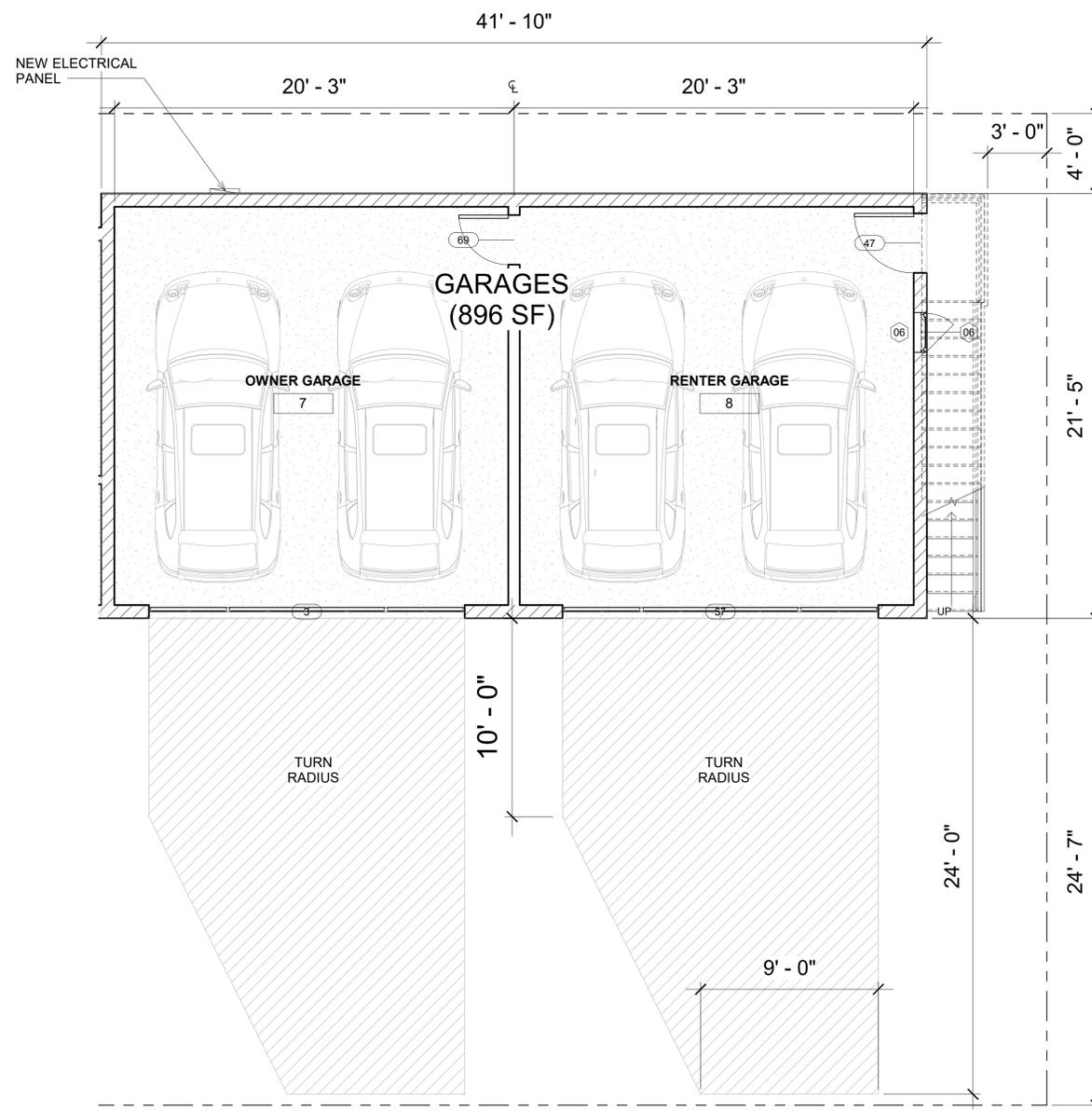
Overall Floor Plan

Project number	10158
Date	06.22.2020
Drawn by	Author
Checked by	Checker

A101.1

Scale	1/4" = 1'-0"
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Door Schedule			
Mark	Width	Head Height	Description
3	16' - 0"	6' - 0"	Clopay Reserve Wood Collection -Paint Grade Semi Custom
7	3' - 0"	7' - 0"	Steves & Sons Shaker 3 Lite Prehung Wood Door
47	3' - 0"	7' - 0"	Steves & Sons Shaker 3 Lite Prehung Wood Door
27	2' - 6"	6' - 8"	Masonite 2 Panel Square Hollow Core Composite Door
30	2' - 6"	6' - 8"	Masonite 2 Panel Square Hollow Core Composite Door
31	2' - 6"	6' - 8"	Masonite 2 Panel Square Hollow Core Composite Door
54	2' - 4"	6' - 8"	Masonite 2 Panel Square Hollow Core Slab Door
57	16' - 0"	6' - 0"	Clopay Reserve Wood Collection -Paint Grade Semi Custom
58	2' - 4"	6' - 8"	Masonite 2 Panel Square Hollow Core Slab Door
60	2' - 0"	6' - 8"	Masonite Primed Hollow Core Half Louvered Bifold Door
63	2' - 4"	6' - 8"	Masonite 2 Panel Square Hollow Core Slab Door
64	0' - 0"	0' - 0"	Wood Cased Passage Opening
65	2' - 0"	6' - 8"	Masonite Primed Hollow Core Half Louvered Bifold Door
66	2' - 0"	6' - 8"	Masonite Primed Hollow Core Half Louvered Bifold Door
67	2' - 0"	6' - 8"	Masonite Primed Hollow Core Half Louvered Bifold Door
69	2' - 6"	6' - 8"	Masonite 2 Panel Square Hollow Core Composite Door
76	2' - 10"	6' - 8"	
79	0' - 0"	0' - 0"	Wood Cased Passage Opening
80	0' - 0"	0' - 0"	Wood Cased Passage Opening
86	0' - 0"	0' - 0"	Wood Cased Passage Opening

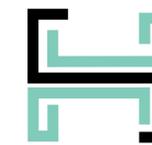
Window Schedule					
Type Mark	Description	Width	Height	Sill Height	Manufacturer
01	Wood Frame Double Hung	2' - 5"	3' - 10"	3' - 0"	Renewal by Andersen
07	Wood Frame Double Hung	2' - 5"	3' - 4"	3' - 6"	Renewal by Andersen
01	Wood Frame Double Hung	2' - 5"	3' - 10"	3' - 0"	Renewal by Andersen
01	Wood Frame Double Hung	2' - 5"	3' - 10"	3' - 0"	Renewal by Andersen
02	Wood Frame Double Hung	2' - 0"	3' - 10"	3' - 0"	Renewal by Andersen
29	Wood Frame Fixed with Transom	3' - 0"	3' - 10"	3' - 0"	Renewal by Andersen
02	Wood Frame Double Hung	2' - 0"	3' - 10"	3' - 0"	Renewal by Andersen
01	Wood Frame Double Hung	2' - 5"	3' - 10"	3' - 0"	Renewal by Andersen
06	Wood Frame Casement	2' - 0"	2' - 5"	4' - 6"	Renewal by Andersen
04	Wood Frame Awning	2' - 6"	1' - 6"	5' - 4"	Renewal by Andersen
29	Wood Frame Fixed with Transom	3' - 0"	3' - 10"	3' - 0"	Renewal by Andersen
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04	Wood Frame Awning	2' - 6"	1' - 6"	5' - 4"	Renewal by Andersen

1 Garage Floor Plan
1/4" = 1'-0"

Wall Legend

- Demolished Wall
- Existing Interior Wall
- Existing Exterior Wall
- New Exterior Wall
- New Interior Wall

Wall Legend
1/4" = 1'-0"



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ANDREW BURNE
338 WISCONSIN AVE
LONG BEACH, CA 90814

Proposed Garage
Plans

Project number 10158
Date 06.22.2020
Drawn by J. Padilla-Perez
Checked by Checker

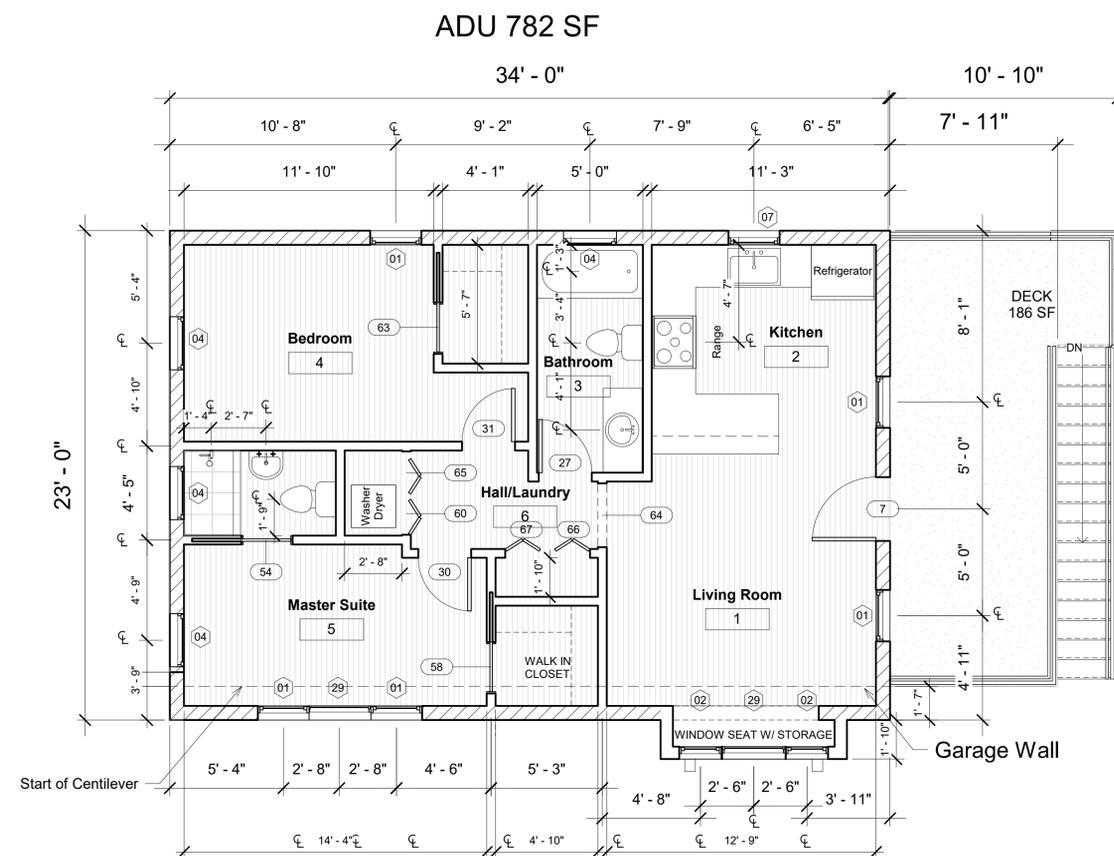
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Scale 1/4" = 1'-0"



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① ADU Floor Plan
1/4" = 1'-0"



Wall Legend

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- Existing Interior Wall
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LONG BEACH, CA 90814

Proposed ADU Plans

Project number 10158
Date 06.22.2020
Drawn by J. Padilla-Perez
Checked by Checker

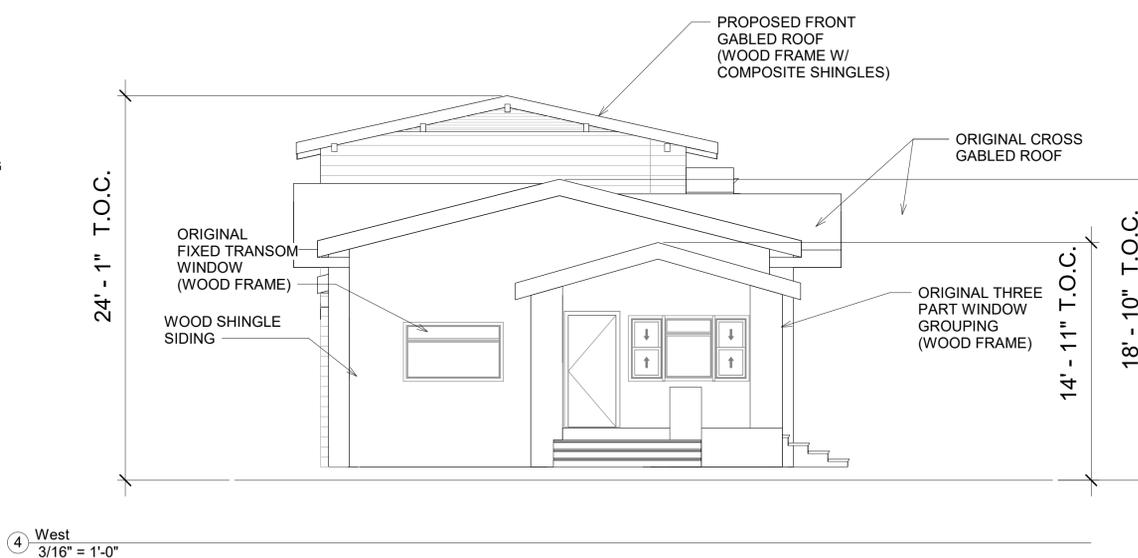
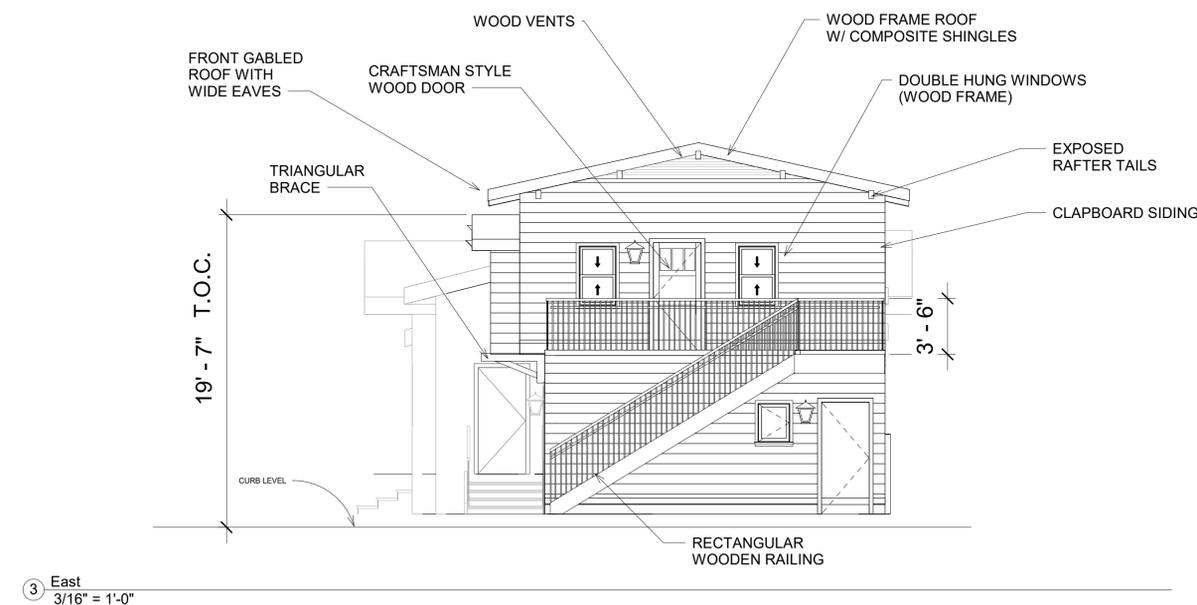
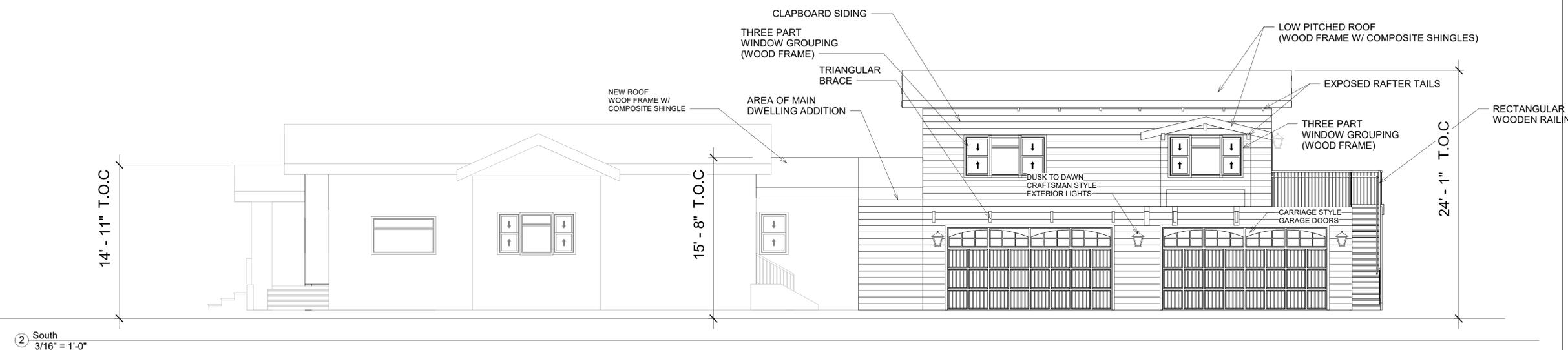
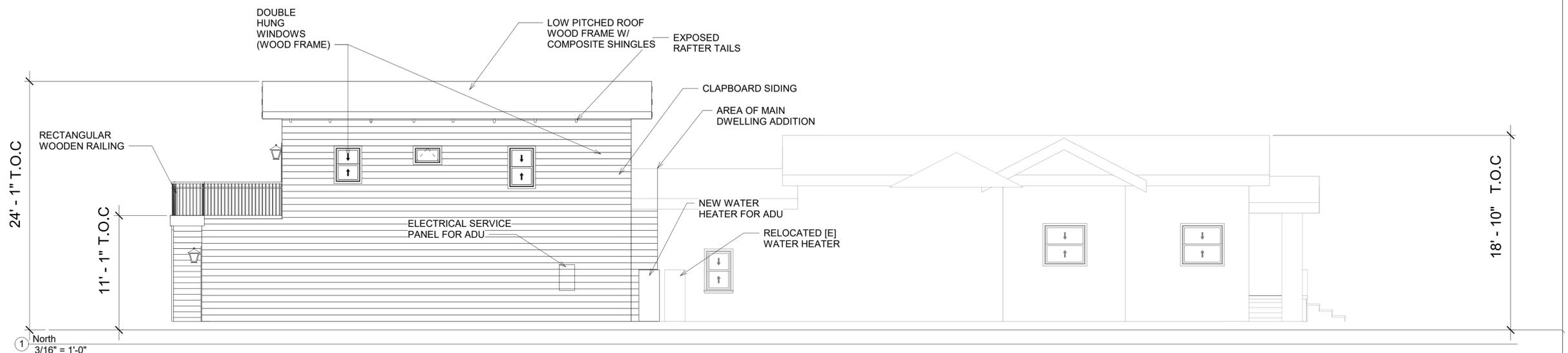
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Scale 1/4" = 1'-0"



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ANDREW BURNE
338 WISCONSIN AVE
LONG BEACH, CA 90814

Proposed Building Elevations

Project number 10158
Date 06.22.2020
Drawn by J. Padilla-Perez
Checked by Checker

A104

Scale 3/16" = 1'-0"



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1 PROPOSED OVERALL 3D PERSPECTIVE



EXISTING FACADE



STREET VIEW



Ellis Mist
HLS4229

MAIN BODY



Ballie Scott Sage
HLS4224

TRIM, ACCENT & RAILING



Frank Lloyd White
HLS4202

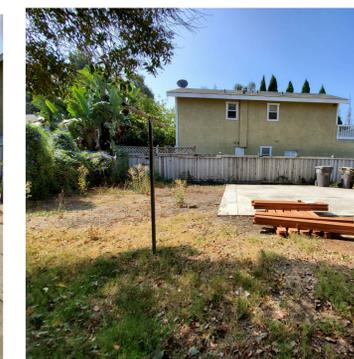
ROOF FASCIA, & EAVES



EXISTING SOUTH ELEVATION



SITE OF PROPOSED GARAGE



SITE OF ORIGINAL GARAGE
*NOTE DWELLING NEXT DOOR



PROPOSED COLOR ON EXISTING FACADE (STREET VIEW)



PROPOSED ADDITION - SOUTH EAST PERSPECTIVE



PROPOSED ADDITION - SOUTH PERSPECTIVE

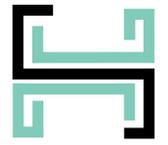
ANDREW BURNE
338 WISCONSIN AVE
LONG BEACH, CA 90814

**Photos, Renderings
and Color**

Project number 10158
Date 06.22.2020
Drawn by J. Padilla-Perez
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A105

Scale



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NAME: Barton 1 Light Outdoor Wall Lantern
FINISH: Olde Bronze
DIMENSIONS: 12" H x 6.5" W x 6.5" D
BULB TYPE: A19 Medium Base Incandescent bulb (not included)
MATERIAL: EPM/Hammered Glass
VENDOR: WAYFAIR
MANUFACTURER: LATITUDE RUN



NAME: Reserve Wood Semi-Custom Garage Doors
TYPE: Overhead carriage doors
FINISH: Ballie Scott Sage
MATERIAL: Paint Grade Wood / Iron/ Seeded Glass
VENDOR: Home Depot
MANUFACTURER: Clopay
DESIGN: 5
DOUBLE TOP SECTION: Arch 6

ANDREW BURNE
338 WISCONSIN AVE
LONG BEACH, CA 90814

APPENDIX

Project number 10158
Date 06.22.2020
Drawn by Author
Checked by Checker

A106

Scale